



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

The BACK BAY ARCHITECTURAL COMMISSION will hold a public hearing:

DATE: Wednesday, 13 March 2013
TIME: 4:30 P.M. **VIOLATIONS HEARING**
5:00 P.M. **DESIGN REVIEW HEARING**

PLACE: Room 900 (BRA Board Room), ninth floor, Boston City Hall

Subject of the hearing will be applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 625 of the Acts of 1966, as amended. Applications are available for public inspection during business hours at the offices of the Environment Department. Applicants or their representatives are advised to attend, unless indicated below. Sign language interpreters are available upon request.

COMMISSION SITE VISITS ARE RECOMMENDED FOR ALL APPLICATIONS

4:30 P.M. **VIOLATIONS HEARING**
5:00 P.M. **DESIGN REVIEW HEARING**

I. Commercial Applications, Continued:

Application 13.065 501 Boylston Street
Applicant: Prêt-à-Manger (tenant): Review of details on projecting sign, previously approved in concept

II. Commercial Applications, New:

5:15 P.M.
Application 13.739 761 Boylston Street
Application 13.740 777-793 Boylston Street
Applicant: BBRG TR, LLC (tenant): Install gas-fueled flaming heaters at outdoor dining terraces

5:30 P.M.
Application 13.751 50 Gloucester Street
Applicant: LDJ Development, LLC (developer): Construct rooftop addition, deck; install signage, rear-yard dining terrace, etc.

III. Residential Applications, Continued: (None)

IV. Residential Applications, New:

5:45 P.M.
Application 13.741 272 Marlborough Street
Applicant: Anthony Greco (unit owner): Construct roof deck, install skylight; replace non-conforming sliders in kind

6:00 P.M.
Application 13.742 315 Marlborough Street
Applicant: Koby Kempel (developer): Construct roof deck/headhouse; replace rear-yard parking court enclosure, etc.

V. **Administrative Review / Approval:** *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. Having been identified as meeting these eligibility criteria, the following applications will be approved at this hearing:*

[over]

V. Administrative Review / Approval (continued):

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE THAT NO FURTHER CORRESPONDENCE WILL BE ISSUED for the applications listed below: the electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please consult the staff at the telephone number above, or at william.young@cityofboston.gov. Thank you.

Application 13.752	<u>179 Beacon Street</u> : Replace two units of window sash
Application 13.753	<u>23 Commonwealth Avenue</u> : Repair/restore brownstone façade, mansard/dormers, etc.
Application 13.743	<u>25 Commonwealth Avenue</u> : Re-glaze 14 units of window sash
Application 13.744	<u>64 Commonwealth Avenue</u> : Replace 3 units of window sash
Application 13.754	<u>64 Commonwealth Avenue</u> : Replace 2 units of window sash
Application 13.755	<u>109-111 Commonwealth Avenue</u> : Replace 109 units of window sash
Application 13.745	<u>110 Commonwealth Avenue</u> [First Baptist Church]: Replace 2 front-yard hawthorns with 4 magnolias
Application 13.746	<u>160 Commonwealth Avenue</u> : Replace 4 basement windows, install louvers in one opening
Application 13.747	<u>395 Commonwealth Avenue</u> : Restore limestone parapet/balcony, mosaic panels
Application 13.748	<u>416 Commonwealth Avenue</u> : Replace 5 units of window sash
Application 13.749	<u>66 Marlborough Street</u> : Repair/repaint rear oriel
Application 13.750	<u>67 Newbury Street</u> [Church of the Covenant]: Repair/repoint masonry, rose windows
Application 13.756	<u>83 Newbury Street</u> : Install window signage
Application 13.757	<u>127-129 Newbury Street</u> : Install fascia signage
Application 13.758	<u>170 Newbury Street</u> : Replace rooftop mechanical equipment
Application 13.759	<u>222 Newbury Street</u> : Install fascia signage
Application 13.760	<u>228 Newbury Street</u> : Install fascia signage
Application 13.761	<u>248 Newbury Street</u> : Install outdoor dining feature
Application 13.762	<u>294 Newbury Street</u> : Replace roof deck flooring, membrane; install party-wall trellis
Application 13.763	<u>349 Newbury Street</u> : Repair mansard

PROJECTED ADJOURNMENT: 6:30 P.M.

DATE POSTED: 28 February 2013

(After 5:30 P.M., enter City Hall through Dock Square entrance on Congress Street [across from Faneuil Hall].)

Back Bay Architectural Commission

Anthony Casendino (*Chair*), Kathleen Connor (*Vice-Chair*);

John Christiansen, Iphigenia Demetriades, Patti Quinn, Patrick Sarkis, Cedric Tonello, Alfred Wojciechowski, *One vacancy*;

Alternates: Jane R. Moss, Sharon Steinberg, Kenneth Tutunjian, *Twp vacancies*

cc: Applicants/Property Owners
City Clerk
Law Department

Mayor
Office for Persons with Disabilities
Architectural Access Board

Commissioners
Boston Courant; Back Bay Sun
Abutters (*design review*;
from most recent tax lists)